143.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	974,400	/	974,400
USE VALUE:	974,400	/	974,400
ASSESSED:	974,400	/	974,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARCHIBALD FRANK RICHARD
Owner 2:	LIN-ARCHIBALD KIMBERLY HUA
Owner 3:	
Street 1:	12 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCCARTHY JUNE M ROCHE ETAL -
Owner 2:	TRS/JANET R ARCHIBALD TRUST -
Street 1:	12 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2052 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9000.000	417,300	5,100	552,000	974,400
Total Card	0.207	417,300	5,100	552,000	974,400
Total Parcel	0.207	417,300	5,100	552,000	974,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.85 | /Parcel: 474.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	92401
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	417,300	5100	9,000.	552,000	974,400	974,400	Year End Roll	12/18/2019
2019	104	FV	322,900	5100	9,000.	517,500	845,500	845,500	Year End Roll	1/3/2019
2018	104	FV	322,900	5100	9,000.	427,800	755,800	755,800	Year End Roll	12/20/2017
2017	104	FV	302,500	5100	9,000.	393,300	700,900	700,900	Year End Roll	1/3/2017
2016	104	FV	302,500	5100	9,000.	358,800	666,400	666,400	Year End	1/4/2016
2015	104	FV	269,100	5100	9,000.	351,900	626,100	626,100	Year End Roll	12/11/2014
2014	104	FV	269,100	5100	9,000.	327,100	601,300	601,300	Year End Roll	12/16/2013
2013	104	FV	280,200	5100	9,000.	311,200	596,500	596,500		12/13/2012

!11070!

PRINT

Date	Time
12/11/20	01:16:48

LAST REV

Date	Time
09/12/18	14:09:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11070

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY JUNE M	71523-251	1	8/24/2018	Family	725,000	No	No		
	20582-513		6/1/1990		99	No	No		Janet Archibald dod 12/9/2016, June M. Roche

USER DEFINED

Prior Id # 1:	92401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2013	6	Manual	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
5/15/2013	Info Fm Prmt	EMK	Ellen K
11/5/2008	Meas/Inspect	189	PATRIOT
1/13/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9000		Sq. Ft.	Site		0	80.	0.77	9									552,002						552,000	

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	552,002	Spl Credit		Total:	552,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09281373
Const Adj.:	0.99485052
Adj $ / SQ:	184.822
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604786
Depreciation:	187484
Depreciated Total:	417302

COMMENTS

NO INSP 2FL APT, INFO FROM 1FL, LANDLORD MISSED APT DUE TO SNOW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

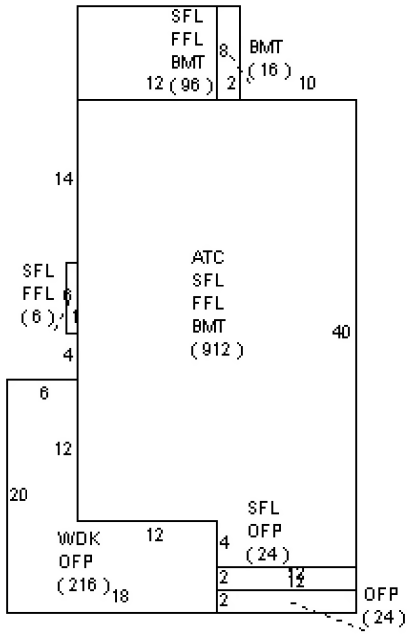
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.82
Special Features:	0	Val/Su Net:	107.69
Final Total:	417300	Val/Su SzAd	175.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,038	184.820	191,845
BMT	Basement	1,024	55.450	56,777
FFL	First Floor	1,014	184.820	187,409
ATC	Attic	319	184.820	58,995
OFP	Open Porch	264	22.630	5,975
WDK	Deck	216	10.570	2,284

	Net Sketched Area:	3,875		Total:	503,285
Size Ad	2371.1999	Gross Are	4468	FinArea	2052

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

143.0-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100